



Peter
Buswell
Independent Family Estate Agents

No Onward Chain In Rural Newenden

£425,000

3 1 2



Set on a picturesque rural lane, this charming three-bedroom semi-detached home boasts a beautiful, long, laid-to-lawn front garden with potential for additional parking (subject to planning permission). Steps lead up to the front door, offering far-reaching countryside views that welcome you home.

The ground floor features a light-filled, dual-aspect living room perfect for relaxation. Adjacent is the kitchen, with stairs leading to the first floor. Beyond the kitchen, a separate dining space offers versatility, easily transforming into a home office if needed.

Upstairs, you will find three good-sized bedrooms and a family bathroom, providing ample space for a growing family. The rear garden, with its slight incline, is partially laid to lawn and adorned with various flower beds, creating a serene outdoor retreat. Rear views extend over the surrounding fields, enhancing the property's rural charm.

While the property requires modernisation, it holds immense potential to become a lovely rural home, blending tranquillity and convenience in a beautiful countryside setting.

If You Lived Here:

Newenden is a picturesque village in Kent, offering a serene rural lifestyle with essential amenities such as a local pub, a village hall, and a cricket club that fosters community spirit. The village is surrounded by stunning countryside, providing numerous scenic walks along the River Rother and through the High Weald Area of Outstanding Natural Beauty. Families in Newenden benefit from access to well-regarded primary and secondary schools in the nearby towns of Tenterden and Cranbrook. Transport links are convenient, with the village situated near the A28, offering easy access to Ashford and its international railway station for high-speed services to London and Europe. The nearby Northiam station on the Kent and East Sussex Railway offers a charming steam train





Total area: approx. 115.1 sq. metres (1238.6 sq. feet)

- THREE BEDROOM HOUSE
- FAR REACHING COUNTRYSIDE VIEWS
- TWO RECEPTION ROOMS
- POTENTIAL TO MODERNISE AND EXTEND STPP
- COUNCIL TAX BAND D
- RURAL LANE LOCATION
- NO ONWARD CHAIN
- PRETTY FRONT AND REAR GARDENS
- EPC RATING D



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |